

# Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....Chairman  
Robbie Liner.....Vice-Chairman  
Rachael Ellender.....Secretary/Treasurer  
Ross Burgard.....Member  
L.A. "Budd" Cloutier, O.D.....Member  
Phillip Livas.....Member  
Jan Rogers.....Member  
Barry Soudelier.....Member  
Wayne Thibodeaux.....Member

**MARCH 18, 2021, THURSDAY**

**6:00 P.M.**

**MUNICIPAL AUDITORIUM**  
**880 Verret Street, Houma, Louisiana**  
*(Temperature Screening and Face Masks Required)*

## **A • G • E • N • D • A**

### **I. CONVENE AS THE ZONING & LAND USE COMMISSION**

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES**
  - 1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of February 25, 2021
- E. COMMUNICATIONS**
- F. STAFF REPORT**
- G. COMMISSION COMMENTS:**
  - 1. Zoning & Land Use Commissioners' Comments
  - 2. Chairman Comments
- H. PUBLIC COMMENTS**
- I. ADJOURN**

### **II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
  - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of February 25, 2021
- E. APPROVE REMITTANCE OF PAYMENT FOR THE MARCH 18, 2021 INVOICES AND THE TREASURER'S REPORT OF FEBRUARY 2021**
  - 1. Martin & Pellegrin, CPAs to present 2020 Annual Audit for ratification and acceptance
- F. COMMUNICATIONS**

**G. OLD BUSINESS:**

- 1. a) Subdivision: Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a Portion of Lot 172, Honduras Plantation Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: 991 Grand Caillou Road, Terrebonne Parish, LA  
Government Districts: Council District 1 / City of Houma Fire District  
Developer: Arthur A. DeFraités, Jr. & John M. DeFraités  
Surveyor: Providence Engineering & Environmental Group, LLC
  - b) Public Hearing
  - c) Consider Approval of Said Application
- 2. a) Subdivision: Division of Property belonging to the Estate of Antoine H. Bourg, or Assigns  
Approval Requested: Process D, Minor Subdivision  
Location: 6784 & 6785 Grand Caillou Road, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Blaine & Wanda Bourg  
Surveyor: Charles L. McDonald Land Surveyor, Inc.
  - b) Public Hearing
  - c) Variance Request: Variance from the minimum lot size requirement; batture lot will be used for boat mooring purposes only
  - d) Consider Approval of Said Application

**H. STAFF REPORT**

- 1. Discussion and possible action regarding the ratification of the 2020 HTRPC Annual Report
- 2. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature for 2021

**I. ADMINISTRATIVE APPROVAL(S):**

- 1. Revised Lot 10 into Rev. 2 Lot 10, Revised Phases C & D, A portion of Trinity Commercial Park, Add. 2, Section 4, T16S-R17E, Terrebonne Parish, LA
- 2. Revised Lot 7-A and Lots 7-B-1 & 7-B-2, A Redivision of Lots 7-A & 7-B of Lot 5-A of Ellender Plantation Subdivision, Sections 58 & 65, T18S-R19E, Lafourche & Terrebonne Parishes, LA

**J. COMMITTEE REPORT:**

- 1. Subdivision Regulations Review Committee

**K. COMMISSION COMMENTS:**

- 1. Planning Commissioners' Comments
- 2. Chairman's Comments

**L. PUBLIC COMMENTS**

**M. ADJOURN**

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF FEBRUARY 25, 2021

- A. The Chairman, Mr. Kyle Faulk, called the meeting of February 25, 2021 of the HTRPC to order at 6:07 p.m. at the Municipal Auditorium with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Phillip Livas & Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Mr. Derick Bercegeay, Legal Advisor; and Joan Schexnayder, TPCG Engineering Division.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. ACCEPTANCE OF MINUTES:
1. Mr. Liner moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of January 21, 2021.”  
  
The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Liner: “THAT the HTRPC remit payment for the February 25, 2021 invoices and approve the Treasurer’s Report of January 2021.”  
  
The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Liner moved, seconded by Mr. Rogers: “THAT the HTRPC accept the Louisiana Compliance Questionnaire for the 2020 Audit.”  
  
The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read an email from Providence Engineering & Environmental Group, LLC, dated February 23, 2021, requesting to table Item G.2 regarding Gulf South Square until the next regular meeting of March 18, 2021 [See *ATTACHMENT A*].
    - a) Mr. Liner moved, seconded by Mr. Soudelier: “THAT the HTRPC table the application by Arthur A. DeFraités and John M. DeFraités for the Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision until the next regular meeting of March 18, 2021 as per the Developer’s request [See *ATTACHMENT A*].”  
  
The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated February 25, 2021, requesting to table Item H.3 regarding Antoine H. Bourg until the next regular meeting of March 18, 2021 [See *ATTACHMENT B*].
    - a) Mr. Liner moved, seconded by Dr. Cloutier: “THAT the HTRPC table the application by Blaine and Wanda Bourg for the Division of Property belonging to the Estate of Antoine H. Bourg, or assigns until the next regular meeting of March 18, 2021 as per the Developer’s request [See *ATTACHMENT B*].”

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

Ms. Ellender moved, seconded by Dr. Cloutier: "That the Old Business be removed from the table and considered at this time."

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman called to order the Public Hearing for an application under Old Business by Gail Thibodeaux for Process D, Minor Subdivision, Property being carved from Tract II to create Tract III belonging to Gail Thibodeaux, now or formerly being a portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation Subdivision.

- a) Mr. Tré Chauvin, Leonard Chauvin, P.E., P.L.S., Inc., discussed the location and division or property.
- b) There was no one from the public to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters and a benchmark depicted on the plat.
- e) Discussion was held regarding the 35' servitude reserved for future road near the north property line. Mr. Pulaski indicated that 35' would not allow enough of a servitude for a public road should that property be developed into a major subdivision in the future.
- f) Mr. Liner moved, seconded by Dr. Cloutier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Property being carved from Tract II to create Tract III belonging to Gail Thibodeaux, now or formerly being a portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation Subdivision conditioned upon the submittal of all utility service availability letters and the benchmark be depicted on the plat."

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. *Tabled until the March 18, 2021 meeting.* Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1-10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision. [See *ATTACHMENT A*]

3. The Chairman called to order the Public Hearing for an application under Old Business by A. St. Martin Co., Ltd. for Process D, Minor Subdivision, Tracts 15-A, 15-B, 15-C, 15-D, 15-E, 15-F, 15-G, 15-A1, 15-B1 & 15-C1, Boudreaux Canal Subdivision, Addendum No. 1, Property of A. St. Martin Co., Ltd.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division or property.
- b) Discussion was held regarding the owner of the top portion of the property. Mr. Rembert indicated that that portion remains as raw land and he will revise the plat to indicate the owner.
- c) The Chairman recognized Travis Price, 7084 East Woodlawn Ranch Road, who expressed concerns of zoning and having a subdivision build next to an existing shipyard. He further expressed concerns of drainage, access, and Tave Street not

being maintained by the Parish. Mr. Pulaski indicated there was no zoning within this area of the parish.

- d) Ms. Schexnayder stated that the area would not require drainage calculations. Mr. Rembert indicated that the property would be utilized for camps and not intended for everyday living.
- e) Mr. Rogers moved, seconded by Mr. Burgard: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- f) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters, submittal of approval letter for the draft site from the local fire district, and municipal addresses being depicted on the plat.
- g) Discussion was held regarding the existing shipyard and sandblasting/painting. Mr. Pulaski indicated the Department of Quality and EPA have certain regulations they have to abide by and that would be a civil matter between any nearby residents and the shipyard.
- h) Dr. Cloutier moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 15-A, 15-B, 15-C, 15-D, 15-E, 15-F, 15-G, 15-A1, 15-B1 & 15-C1, Boudreaux Canal Subdivision, Addendum No. 1, Property of A. St. Martin Co., Ltd. conditioned upon the submittal of all utility service availability letters, submittal of approval letter for draft site from the local fire district, and the municipal addresses being depicted on the plat."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the application under Old Business by Evangeline Business Park, LLC requesting final approval for Process C, Major Subdivision, for Parc Evangeline Subdivision, Phase A.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., was present to discuss the application.
- b) Ms. Schexnayder, on behalf of the TPCG Engineering Division, read a memo dated February 25, 2021 regarding the punch list items for the development [See *ATTACHMENT C*].
- c) Mr. Waitz stated they would comply/resolve all items on the punch list and requested 45 days for completion.
- d) Dr. Cloutier moved, seconded by Mr. Burgard: "THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Parc Evangeline Subdivision, Phase A conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division's memo dated February 25, 2021 and allow 45 days for completion [See *ATTACHMENT C*]."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

#### H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Paris Broussard for Process D, Minor Subdivision, Tracts 3-A & 3-B, A Redivision of Tract 3 belonging to Millicent B. Bourgeois, et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division or property.
- b) There was no one from the public to speak on the matter.

- c) Mr. Rogers moved, seconded by Ms. Ellender: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon municipal addresses being depicted on the plat.
- e) Mr. Liner moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 3-A & 3-B, A Redivision of Tract 3 belonging to Millicent B. Bourgeois, et al conditioned upon municipal addresses being depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Poule D’eau Properties, LLC for Process D, Minor Subdivision, Revised Lots 1-A thru 8-A & Revised Tract “A”, A Redivision of Revised Tract “A” and Lots 1-A thru 9-A, Property of Poule D’eau Properties, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division or property. He stated that Waterworks couldn’t serve water until the culverts were installed.

- b) There was no one from the public to speak on the matter.

- c) Mr. Soudelier moved, seconded by Mr. Liner: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Discussion was held regarding the culverts being significant infrastructure and whether the application should be broken up into two applications as to not hold up one over the other.

- e) Mr. Pulaski indicated the development was along a state highway and LA DOTD would have to approve the driveway culverts and it would also be part of the building permit process for which Ms. Schexnayder agreed. He stated he was comfortable with this process and would flag the lots in the permit software to make sure engineering is involved with the review and inspection process.

- f) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the property corners being monumented and flagged and municipal addresses being depicted on the plat.

- g) Mr. Rogers moved, seconded by Mr. Liner: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Lots 1-A thru 8-A & Revised Tract “A”, A Redivision of Revised Tract “A” and Lots 1-A thru 9-A, Property of Poule D’eau Properties, LLC conditioned upon the property corners being monumented and flagged and municipal addresses being depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. *Tabled until the March 18, 2021 meeting.* Division of Property belonging to the Estate of Antoine H. Bourg, or Assigns. [See *ATTACHMENT B*]

4. The Chairman called to order the application by Gadwall Properties, LLC requesting engineering approval for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 18, Phase B.
  - a) Mr. Gene Milford, Milford & Associates, Inc., was present to discuss the application.
  - b) Ms. Schexnayder, on behalf of the TPCG Engineering Division, read a memo dated February 18, 2021 regarding the punch list items for the development [See *ATTACHMENT D*].
  - c) Mr. Milford requested a variance from Item 5.a and stated they would comply/resolve all remaining items on the punch list.
  - d) Discussion was held regarding the retention pond and encroaching the property line and liability of the same. Discussion ensued regarding the pond being a water feature.
  - e) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 18, Phase B with a variance granted for Item 5.a and conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division’s memo dated February 18, 2021 [See *ATTACHMENT D*].”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

1. Mr. Pulaski stated the Annual Report would be presented at the March 18, 2021 meeting. It was requested the Commissioners get a hard copy of the report.
2. Discussion was held regarding the American Planning Association’s National Planning Conference, NPC21, to be held online May 5-7, 2021. Mr. Pulaski encouraged everyone to attend since it was virtual and cheaper.
  - a) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC authorize up to \$3,000.00 for the APA’s NPC21 virtual conference registration fees to be held May 5-7, 2021.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. Mr. Pulaski discussed Act 859 which requires all new Commissioners to receive four (4) hours of training within one year after being appointed the Planning Commission. He informed them of an upcoming training on March 27 in Covington, Louisiana that could be attended or done virtual.
4. Mr. Pulaski also reminded everyone of the annual Ethics Training that must be completed every year and certificate forwarded to Becky Becnel.

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-9.”

1. Lot Line Shift between Lots 7A and 8A of Phase 2 to Shady Forest Subdivision, Section 5, T16S-R17E, Terrebonne Parish, LA
2. Lot Line Shift between Property belonging to Lester P. Boudreaux, Sr. and Lester Paul Boudreaux, Jr., (Tracts B-C-D-E-B & A-B-C-E-F-A) Section 78, T15S-R16E, Terrebonne Parish, LA
3. Lot Line Shift between Property belonging to Glenn R. Walther and John Theriot, et ux, or assigns (Tract G-H-E-F-G), Sections 56, 57, & 11, T16S-R16E, Terrebonne Parish, LA
4. Lot Line Shift between Lots 8, 9, 10, & 11, Block 1 of Addendum No. 5 to Patrick L. LeBlanc Subdivision, Section 72, T16S-R17E, Terrebonne Parish, LA
5. Revised Tracts "A" & "B", A Redivision of Property belonging to David P. Barrilleaux, et ux, Sections 54, 55, 56, & 57, T16S-R14E, Terrebonne Parish, LA

6. Revised Lots A and B, A Redivision of Revised Lots A and B, belonging to Rodney G.Huffaker, et ux, Section 72, T17S-R16E, Terrebonne Parish, LA
7. Revised Lots 4 and 5, Block 1, of Cenac Subdivision belonging to Coastal Outdoor Properties, Section 6, T17S-R17E, Terrebonne Parish, LA
8. Revised Parcels 8 & 10, A Redivision of Parcels 8 & 10 belonging to Four Point Holdings, Inc., Section 22, T20S-R17E, Terrebonne Parish, LA
9. Lot Line Shift between Property belonging to Randy Mathern and Lot 3, Block 4 of Revision No. 3 to Oakwood Terrace Subdivsion, Section 95, T17S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Burgard discussed rear lot drainage in residential subdivisions. Mr. Pulaski stated a Subdivision Regulations Review Committee meeting could be scheduled to discuss the matter.

- b) It was undetermined if there were any active members of the current committee and that the Chairman would have to appoint three members who were interested. Members who expressed interest were Ms. Ellender, Mr. Burgard, and Mr. Liner.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Dr. Cloutier moved, seconded by Mr. Liner: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:15 p.m."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Becky M. Becnel, Minute Clerk  
Houma-Terrebonne Regional Planning Commission*

**Becky Becnel**

Item G.2

**From:** Terral Martin, Jr., PLS <terralmartin@providenceeng.com>  
**Sent:** Tuesday, February 23, 2021 2:53 PM  
**To:** Becky Becnel  
**Cc:** Christopher Pulaski  
**Subject:** RE: [E] Preliminary Review Letter(s) - January 21, 2021

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Becky,

We will need to table Gulf South Square to the March Meeting. We are still working on utility service and fire protection to one of the lots.

Thanks,

Terral

**Terral J. Martin, Jr., PLS**  
Professional Land Surveyor  
[terralmartin@providenceeng.com](mailto:terralmartin@providenceeng.com)

Main: 985-876-6380

Cell: 985-226-4785

Fax: 985-876-0621

Extension: 174

[www.providenceeng.com](http://www.providenceeng.com)

Providence Engineering and Environmental Group LLC  
1297 St. Charles Street Suite H, Houma, LA 70360



PROVIDENCE

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**From:** Becky Becnel <bbecnel@tpcg.org>  
**Sent:** Wednesday, January 20, 2021 12:46 PM  
**To:** Terral Martin, Jr., PLS <terralmartin@providenceeng.com>  
**Subject:** [E] Preliminary Review Letter(s) - January 21, 2021

Becky M. Becnel, HTRPC Minute Clerk

1

**RPC / D**

**ATTACHMENT A**

*Page 1 of 1*

Item H.3

**Charles L. McDonald**  
Land Surveyor, Inc.  
P O Box 1390  
Gray, Louisiana 70359  
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

February 25, 2021

Houma Terrebonne Regional Planning Commission  
Attn: Becky Becnel  
P O Box 1446  
Houma, LA 70361

Re: Developer: Blaine & Wanda Bourg -  
Agenda Item: Reference to a Minor Subdivison for Blaine Bourg,  
Melanie Bourg Fabre & Deron Bourg – 6784 & 6785 Grand  
Caillou Road, Dulac, LA

Dear Becky:

Please table this agenda item until the next upcoming meeting.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,  
(agent for Blaine Bourg)



**RPC / D**



TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361  
985-868-5050 • WWW.TPCG.ORG



February 25, 2021

Item No. G-4

TO: Christopher M. Pulaski

FROM: Joan E. Schexnayder, P.E.  
Staff Engineer

SUBJECT: Parc Evangeline Phase A  
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. Lot grading is incomplete.
2. Lots are not flagged.
3. Debris needs to be cleaned from lots.
4. Panel and curbs needs to be poured.
5. Seal expansion joints in the curbs.
6. Fill behind median curb needs to be compacted.
7. Drainage culvert has not been inspected.
8. Panels and curbs damaged due to construction of subdivision need to be replaced.

Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: Jacob A. Waitz, P.E., L.S.I  
Planning Commission  
Ernest Brown  
Engineering Division  
Reading File  
Council Reading File

**RPC / D**

**ATTACHMENT C**

*Page 1 of 1*



TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361  
985-868-5050 • WWW.TPCG.ORG



February 18, 2021  
1<sup>st</sup> Review  
Item NO. H-4

TO: Christopher M. Pulaski  
FROM: Joan E. Schexnayder, P.E. *JES*  
SUBJECT: Summerfield Add. 18 Phase B  
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. Provide permit for wetland impacts.
2. Mitigation for fill below tailwater is required.
3. 24.7.1.2.8 Existing contours (1) foot intervals or less shown on final drainage plan.
4. 24.7.6.2.2.ii Required width of servitude - Fifteen (15) feet on one side of the ditch and twenty (20) feet on the other side of the ditch for ditches greater than four feet in depth or greater than eighteen (18) feet in width.
5. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.1 The rear of the lots of block 46 are below tailwater.
  - b. V.A.1 One (1) foot contours required on exiting site plan.
  - c. V.A.1 Profiles on the existing topography are not labeled.
  - d. V.A.3 Legend needs to show what CPEPDW stands for.
  - e. V.A.3 Culverts 16 & 24 are not shown on the profile. Culvert 44 is inconsistent between its plan and profile.
  - f. V.A.3 Two separate cross-sections should be shown for the ditch connected to the pond.
  - g. V.A.8 Cross-sections should continue to the property line.
  - h. VI.A.4 Plan, profile and cross-section of the pond is required.
  - i. VI.A.9 Adequate access for maintenance personnel is required around the pond.
  - j. VIII.A Servitudes are required for all ditches.

**RPC / D**

**Summerfield Add. 18 Phase B**  
**Review of Engineering Approval**  
JES Memo to CP dated 2/18/2021

6. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Waterworks
  - b. Gas Utility
  - c. Electric Utility
  - d. Department of Health and Hospitals for water and sewer
  - e. TPCG Pollution Control
7. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/bbd

cc: F.E. Milford, III, P.E. (email)  
Ernest Brown (email)  
Engineering Division  
Reading File (electronic)  
Council Reading File (electronic)

**RPC / D**

KYLE FAULK  
Chairman  
ROBBIE LINER  
Vice Chairman  
RACHAEL ELLENDER  
Secretary / Treasurer  
ROSS BURGARD  
L.A. "BUDD" CLOUTIER, JR., O.D.  
PHILLIP LIVAS  
JAN ROGERS  
BARRY SOUDELIER  
WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA  
Director  
BECKY M. BECNEL  
Minute Clerk  
DERICK BERCEGEAY  
Legal Advisor  
Terrebonne Parish  
Consolidated Government  
Planning & Zoning Department  
www.tpcg.org/planning  
Post Office Box 1446  
Houma, Louisiana 70361-1446  
Phone (985) 873-6793  
Fax (985) 580-8141

FEBRUARY, 2021  
HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 74,229.11

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems )	323.19	
TPCG (Postage Fees -Jan. 2021) (Nov. Legal Bill)	277.48 1,155.70	
THE COURIER (Publications)	330.03	
CHASE BANK (Service Fees)	30.00	
EVANGELINE BUSINESS PARK (Bond Release Phase B)	15,000.00	
LEDET INSURANCE	500.00	
HOUMA-TERREBONNE CIVIC CENTER (Jan Rental)	1,150.00	
TOTAL EXPENDITURES .....	18,766.40	
SUBTOTAL .....	55,462.71	
ACCOUNTS RECEIVABLE .....	2,805.08	
ENDING BALANCE .....		<u>58,267.79</u>

Chase Bank - Savings Account	50,330.94
Chase One Bank - Checking Account	7,936.85
TOTAL .....	<u>58,267.79</u>

**RPC / E**

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
2021 - FEBRUARY TREASURER'S REPORT  
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.54
Interest on Checking Account	0.06
Sierra S. Mebane	10.00
Kenneth L. Rembert Land Surveyors	323.84
Kenneth L. Rembert Land Surveyors	330.80
Charles L. McDonald Land Surveyor, Inc.	152.84
Gadwall Properties, LLC	860.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Kenneth L. Rembert Land Surveyors	125.00
Kenneth L. Rembert Land Surveyors	125.00
Kenneth L. Rembert Land Surveyors	125.00
Coastal Outdoor Properties, LLC	125.00
Kenneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
	<hr/>
	2,805.08

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Approved by:

**RPC / E**

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION  
P. O. BOX 1446  
HOUMA, LA. 70361

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
3/18/2021		Dr. L. Arnold Cloutier, Jr.	Per Diem	46.17
3/18/2021		Keith Kurtz	Per Diem	46.17
3/18/2021		Wayne Thibodeaux	Per Diem	46.17
3/18/2021		Joseph Cehan	Per Diem	46.17
3/18/2021		Rachael Ellender	Per Diem	46.17
3/18/2021		Kyle D. Faulk	Per Diem	46.17
3/18/2021		Robbie R. Liner	Per Diem	46.17
3/18/2021		Barry Soudelier	Per Diem	46.17
3/18/2021	300223361	The Courier	Advertising	672.99
3/18/2021	GA-04301	TPCG	Dec. 2020 Legal	660.40
3/18/2021	P8682	Raganit Stamps & Printing	Envelopes	765.02

TOTAL OPERATING EXPENDITURES

2,467.77

Date	Invoice	Vendor	Description	Amount
3/18/2021		H-T Reg. Plan Comm	Transfer	-

3/18/2021	Date	Approved by:	Title
		<i>Rhonda Samanie</i>	
3/18/2021	Date	Approved by:	Accountant
			Title

**RPC / E**

Receipts March 1, 2021 through March 31, 2021

Delta Coast Construction  
Kenneth L. Rembrert Land Surveyors  
Leonard Chauvin P.E., P.L.S. Inc.

125.00
125.00
<u>171.00</u>
<u><u>421.00</u></u>

Chase Bank Savings Account Balance \$50,751.94  
Chase Bank Checking Account Balance \$5,469.08

**RPC / E**

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- B.  Mobile Home Park  
 Residential Building Park  
 Conceptual/Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision

Variance(s) (detailed description): \_\_\_\_\_

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

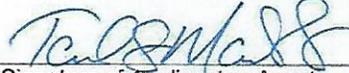
1. Name of Subdivision: Gulf South Square
2. Developer's Name & Address: Arthur A. De Fraites, Jr. and John M. DeFraites  
\*Owner's Name & Address: 991 Grand Caillou Road, Houma, LA 70363  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr. P.L.S.

### SITE INFORMATION:

4. Physical Address: 991 Grand Caillou Road
5. Location by Section, Township, Range: Section 105, T17S-R17E
6. Purpose of Development: To reconfigure lot lines.
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Date and Scale of Map: 12/1/2020, Scale: 1" = 60'
11. Council District: 3
12. Number of Lots: 10
13. Filing Fees: \$250.28

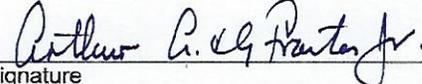
I, Terral J. Martin Jr., certify this application including the attached date to be true and correct.

TERRAL J. MARTIN JR.  
Print Applicant or Agent  
12/8/2020  
Date

  
Signature of Applicant or Agent

The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application,  or A.R.U.  2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

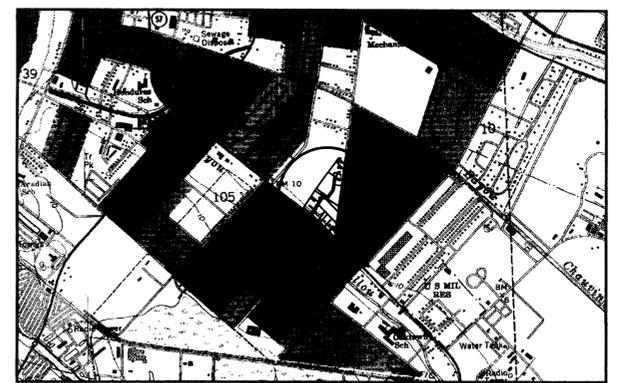
ARTHUR A. DE FRAITES, JR.  
Print Name of Signature  
12/8/2020  
Date

  
Signature

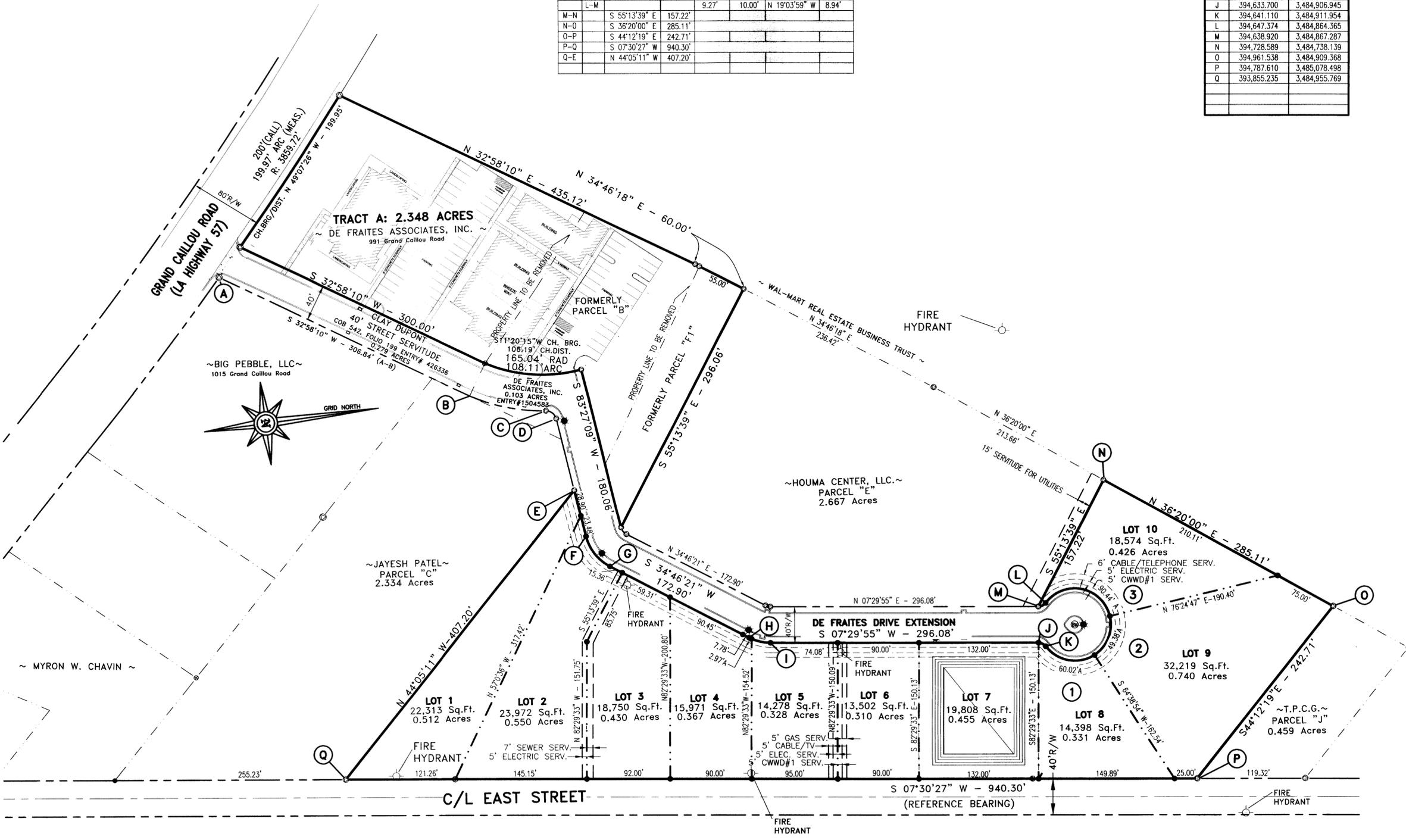
LINE	CURVE	BEARING	DISTANCE	ARC DIST.	RADIUS	CH. BEARING	CH. DIST.
A-B		S 32°58'10" W	306.84'				
B-C				86.40'	205.04'	N 18°35'31" E	85.76'
C-D				15.44'	11.50'	N 44°59'12" E	14.31'
D-E		N 83°27'09" E	81.82'				
E-F		S 83°27'09" W	52.38'				
F-G				43.76'	51.50'	S 59°06'45" W	42.45'
G-H		S 34°46'21" W	172.90'				
H-I				24.51'	51.50'	S 21°08'08" W	24.28'
I-J		S 07°29'55" W	296.08'				
J-K				9.27'	10.00'	S 34°03'50" W	8.94'
K-L				199.85'	40.00'	S 82°30'05" E	48.00'
L-M				9.27'	10.00'	N 19°03'59" W	8.94'
M-N		S 55°13'39" E	157.22'				
N-O		S 36°20'00" E	285.11'				
O-P		S 44°12'19" E	242.71'				
P-Q		S 07°30'27" W	940.30'				
Q-E		N 44°05'11" W	407.20'				

CURVE	ARC DIST.	RADIUS	CH. BEARING	CH. DIST.
1	60.02'	40.0'	S 79°52'08" E	54.55'
2	49.38'	40.0'	N 21°46'37" E	46.30'
3	90.44'	40.0'	N 78°21'47" E	72.37'

COORDINATE TABLE NAD83/LA 1702 SOUTH ZONE		
POINT	NORTHING	EASTING
A	393,789.559	3,484,386.757
B	394,046.982	3,484,553.736
C	394,128.264	3,484,581.077
D	394,138.383	3,484,591.192
E	394,147.713	3,484,672.475
F	394,153.684	3,484,724.510
G	394,175.477	3,484,760.940
H	394,317.500	3,484,859.548
I	394,340.150	3,484,868.305
J	394,633.700	3,484,906.945
K	394,641.110	3,484,911.954
L	394,647.374	3,484,864.365
M	394,638.920	3,484,867.287
N	394,728.589	3,484,738.139
O	394,961.538	3,484,909.368
P	394,787.610	3,485,078.498
Q	393,855.235	3,484,955.769



VICINITY MAP  
SCALE: 1"=2000'



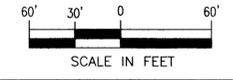
- GENERAL NOTES:**
- ALL BEARINGS ARE GRID AND REFERENCED TO THE "LOUISIANA COORDINATE SYSTEM OF NAD 1983, LA 1702 SOUTH ZONE (COGS 11) GEOID 12A. (BEARINGS GRID) ALL DISTANCES ARE REFERENCED TO THE FOLLOWING PLAT:
    - SURVEY OF PROPERTY BELONGING TO CLAY DUPONT ET AL, LOCATED IN LOT 172 HONDURAS PLANTATION SUBDIVISION, SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY GULF SOUTH ENGINEERS, INC. AND DATED 12/28/72, REV. 7/28/75.
    - SURVEY SHOWING PROPERTY LINE SHIFT OF PARCELS E, F, G, H, & I, OF PROPERTY BELONGING TO ARTHUR A. DEFRATES, JR., JOHN M. DEFRATES AND DEVLAND CORPORATION, BEING A PORTION OF LOT 172 OF HONDURAS PLANTATION SUBDIVISION, LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY PROVIDENCE/GSE ASSOCIATES, LLC. AND DATED JUNE 23, 2015 REV JULY 22, 2015.
  - THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID TRACTS EXCEPT AS OTHERWISE SHOWN HEREON.
  - THIS SURVEY IS IN ACCORDANCE WITH "CLASS D" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR ROUTE SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS D SURVEY: INCLUDES, BUT IS NOT LIMITED TO, SURVEYS OF FARM LANDS, RURAL AREAS, & ROUTE SURVEYS.
  - THE NATIONAL FLOOD INSURANCE MAP SHOWS THIS PROPERTY TO BE IN ZONE "C" AS PER COMMUNITY PANEL NUMBER 20220 0005 C AND DATED MAY 19, 1981. ZONE C - REQUIRES NO BASE FLOOD ELEVATION. RITA FLOOD MAP #LA Q-103 DATED FEBRUARY 23, 2006 - REQUIRES NO ADVISORY BASE FLOOD ELEVATION.
  - NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN.

- LEGEND:**
- - FOUND 3/4" GALV. IRON PIPE
  - - SET 3/4" GALV. IRON PIPE
  - ▨ - DENOTES DRAINAGE SERVITUDE LOT 7

# RPC / G.1

**CERTIFICATION:**  
APPROVED AND ACCEPTED THIS DATE  
BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BY: PLANNING DIRECTOR \_\_\_\_\_  
BY: CHAIRMAN \_\_\_\_\_



SHEET TITLE: RE-DIVISION

STAMP: TERRAL J. MARTIN, Jr. License No. 5030 PROFESSIONAL LAND SURVEYOR

**RE-DIVISION OF PARCELS B, D, F, F1, G, H, AND I INTO TRACT A AND LOTS 1 THROUGH 10 OF GULF SOUTH SQUARE BEING A PORTION OF LOT 172, HONDURAS PLANTATION SUBDIVISION**  
LOCATED IN SECTION 105, T17S-R17E  
TERREBONNE PARISH, LOUISIANA

Prepared By: PROVIDENCE  
Providence Engineering and Environmental Group LLC  
1297 St. Charles Street, Suite H  
Houma, LA 70309  
(225) 746-7400  
www.providenceeng.com

DESIGNED: TJM, JR. DATE: DEC. 1, 2020  
CHECKED: [Signature] DATE: [Blank] SCALE: 1" = 60'  
PLOT SCALE: 1:1

FILE NAME: 816-032-GSE

SHEET NUMBER: 1 OF 1

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- B.  Mobile Home Park  
 Residential Building Park  
 Conceptual/Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision

Variance(s) (detailed description): Variance from the minimum lot size requirement. The batture lot will only be used for boat morring purposes.

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

*Map Showing the Division of Property belonging to the Estate of Antoine H.*

1. Name of Subdivision: Bourg, or assigns
2. Developer's Name & Address: Blaine & Wanda Bourg 1501 Chantilly Drive Houma, LA 70360  
Blaine Bourg, Melanie Bourg Fabre & Deron Bourg 1501 Chantilly
- \*Owner's Name & Address: Drive Houma, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

### SITE INFORMATION:

4. Physical Address: 6784 & 6785 Grand Caillou Road Dulac, LA 70353
5. Location by Section, Township, Range: Section 19, T19S-R17E
6. Purpose of Development: To create 2 Lots of record along Grand Caillou Road (LA State Hwy. 57)
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Date and Scale of Map: February 5, 2021 / Scale = 1" = 60'
11. Council District: 7
12. Number of Lots: 2
13. Filing Fees: \_\_\_\_\_

I, Alisa Champagne, certify this application including the attached data to be true and correct.

Alisa Champagne  
Print Applicant or Agent

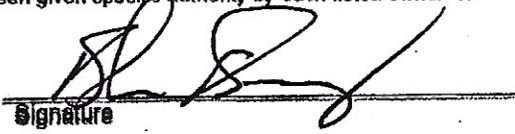
5 February 2021  
Date

  
Signature of Applicant or Agent

The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and consurs with the Application, BE BB 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners consur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Blaine Bourg  
Print Name of Signature

2/8/2021  
Date

  
Signature

Revised 3/25/2010

# RPC / G.2

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S).

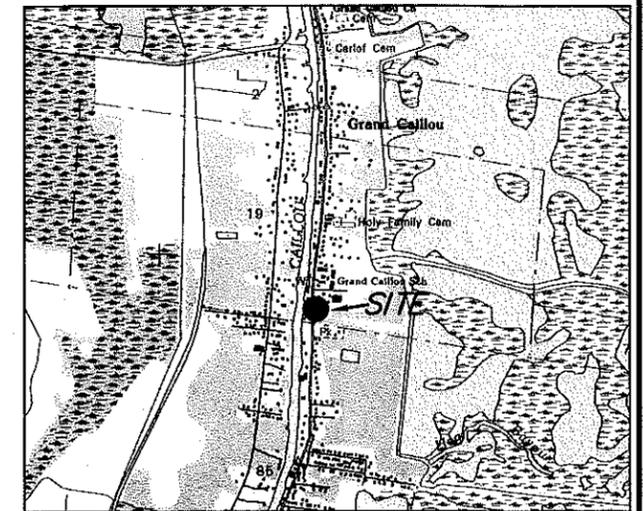
**GENERAL NOTES:**

NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

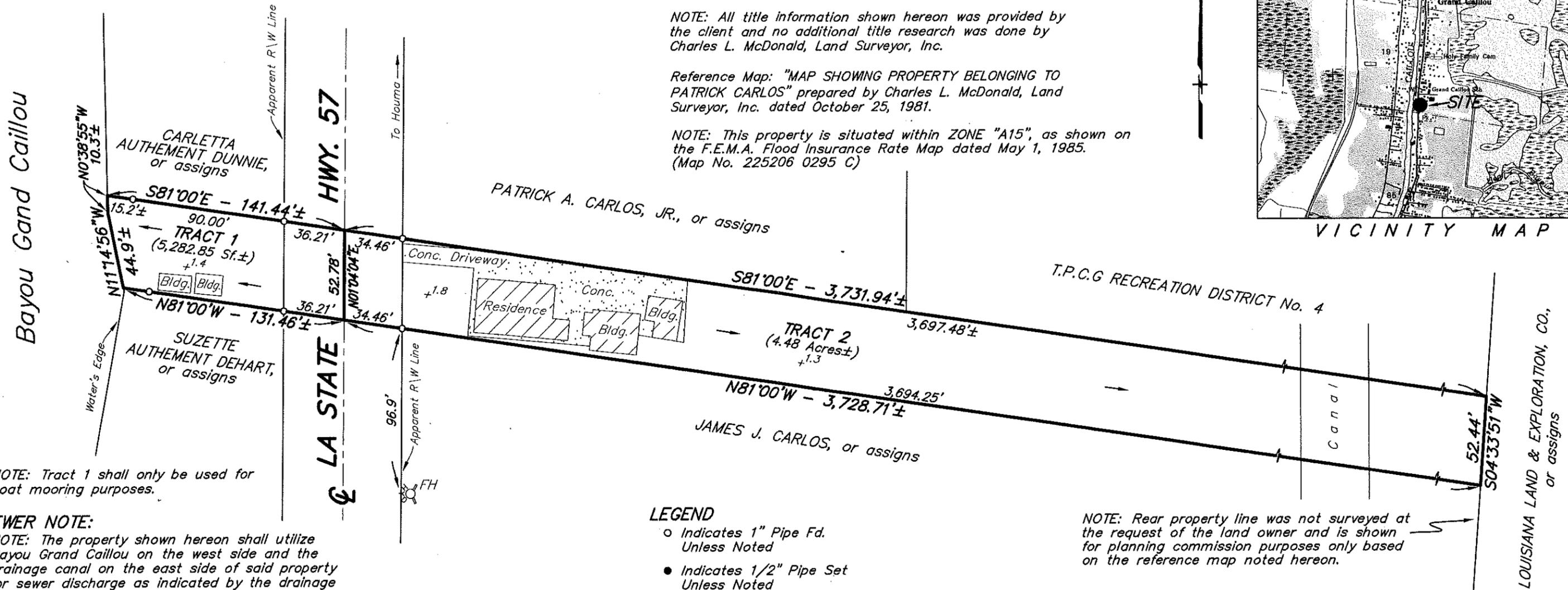
NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

Reference Map: "MAP SHOWING PROPERTY BELONGING TO PATRICK CARLOS" prepared by Charles L. McDonald, Land Surveyor, Inc. dated October 25, 1981.

NOTE: This property is situated within ZONE "A15", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0295 C)



VICINITY MAP



NOTE: Tract 1 shall only be used for boat mooring purposes.

**SEWER NOTE:**

NOTE: The property shown hereon shall utilize Bayou Grand Caillou on the west side and the drainage canal on the east side of said property for sewer discharge as indicated by the drainage arrows shown hereon. The property owner shall maintain all necessary private drainage structures to said discharge destination.

**LEGEND**

- Indicates 1" Pipe Fd. Unless Noted
- Indicates 1/2" Pipe Set Unless Noted
- Indicates Drainage Flow
- FH Indicates Fire Hydrant
- +0.0 Indicates Natural Ground Elevation

NOTE: Rear property line was not surveyed at the request of the land owner and is shown for planning commission purposes only based on the reference map noted hereon.

**Address:**

6784 & 6785 Grand Caillou Road  
Dulac, LA 70353

**Proposed Land Use:**

Single Family Residential

Approved and accepted this date \_\_\_\_\_  
by the Houma Terrebonne Regional Planning Commission

By: \_\_\_\_\_ For: \_\_\_\_\_

**MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO THE ESTATE OF ANTOINE H. BOURG, OR ASSIGNS LOCATED IN SECTION 19, T19S-R17E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 60'

5 FEBRUARY 2021

**CHARLES L. McDONALD**  
LAND SURVEYOR, INC.  
P.O. Box 1390 Gray, LA 70359  
Ph: (985)876-4412/Fax: (985)876-4806  
Email: clmsurveyor@aol.com



I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

APPROVED:

*Charles L. McDonald*

REG. P.L.S. No. 3402

**RPC  
G.2**